



CITY PLANNING COMMISSION

April 1, 2015 / Calendar No. 6

C 150149 PQQ

IN THE MATTER OF an application submitted by the Administration for Children's Services, the Department for the Aging, and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for the acquisition of property located at 165-15 Archer Avenue (Block 10155, Lot 29) for continued use as a child care center and senior center, Borough of Queens, Community District 12.

This application (C 150149 PQQ) for acquisition of property was filed on October 30, 2014 by the Administration for Children's Services (ACS), the Department for the Aging (DFTA), and the Department of Citywide Administrative Services (DCAS) to facilitate the continued operation of a child care center, known as the Charles R. Drew Early Learning Center 3, and the Jamaica Service Program for Older Adults (JSPOA) Theodora Jackson Senior Center, co-located at 165-15 Archer Avenue, Queens, Community District 12.

BACKGROUND

The Administration for Children's Services (ACS), the Department for the Aging (DFTA), and the Department of Citywide Administrative Services (DCAS) seek the acquisition of approximately 30,446 square feet of privately-owned property at 165-15 Archer Avenue (Block 10155, Lot 29) for continued use as a child care center and senior center.

Both centers have been operating at this location since 1973. On December 16, 1992 (Calendar No. 30), the City Planning Commission approved an application (C 920074 PQQ) to acquire the property for up to 20 years. The lease on the property expired on December 31, 2014.

The subject site is developed with a five-story building located on Archer Avenue between 165th Street and Merrick Boulevard. The property is located within a C6-2 zoning district within the

Special Downtown Jamaica District. The child care center occupies approximately 7,933 square feet of the second floor of the building, including approximately 7,050 square feet of interior space and 883 square feet of rooftop outside play area. The senior center occupies approximately 22,513 square feet of the first floor of the building. The remainder of the building is occupied by ACS Administrative Offices and is not the subject of this application.

The Charles R. Drew Early Learning Center 3 serves up to 72 preschool children per day. Preschool children may attend the program full time from 7 a.m. to 6 p.m., Monday through Friday. The daycare services encompass a variety of activities and programs, which are determined by the child's age, developmental stage, and hours in day care. ACS provides children with a nutritionally balanced breakfast, lunch, and snack daily. The program staff at the center is comprised of approximately 16 professional, para-professional, and support staff members.

The JSPOA Theodora Jackson Senior Center has an enrollment of approximately 2000 persons and serves approximately 200 breakfasts and lunches per day. The center provides a variety of social, recreational, and educational activities geared toward improving the mental and physical health of the clientele. The center also assists attendees with social services and application assistance for entitlement programs such as Social Security, Supplemental Security Income, Food Stamps, and pension benefits, among others.

The Charles R. Drew Early Learning Center 3 also has intergenerational interaction with the on-site senior center. On holidays, the children, under staff supervision, do performances for the seniors.

The site is located in the Special Downtown Jamaica district and is surrounded by a mix of uses. North of Archer Avenue, these include primarily commercial uses and parking-related facilities. South of Archer Avenue, the surrounding area is comprised of a mix of uses including a branch of the Long Island Railroad and York College, as well as commercial and manufacturing uses.

The facility is easily accessible by public transportation via the E, J, Z, and nearby F subway lines. There are also several bus lines that serve the immediate area and transport passengers from the Jamaica Center bus terminal throughout southeast Queens.

ENVIRONMENTAL REVIEW

This application (C 150149 PQQ) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead agency is the Administration for Children's Services (ACS). This application was determined to be a Type II action which requires no further environmental review.

UNIFORM LAND USE REVIEW

This application (C 150149 PQQ) was certified as complete by the Department of City Planning on December 15, 2014 and was duly referred to Community Board 12 and the Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Community Board 12 held a public hearing on this application (C 150149 PQQ) on January 21, 2015, and on that day, by a vote of 36 to 0 with no abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C 150149 PQQ) was considered by the Borough President, who issued a recommendation approving the application on February 12, 2015.

City Planning Commission Public Hearing

On February 18, 2015 (Calendar No. 5), the City Planning Commission scheduled March 4, 2015 for a public hearing on this application (C 150149 PQQ). The hearing was duly held on March 4, 2015 (Calendar No. 21). There were five speakers in favor and none opposed.

Two representatives from DCAS spoke in favor of the application, describing the generally good condition of the building and limited scope of work items to be addressed. The landlord's representative spoke in support of the project, describing the management and occupancy of the building. Representatives from ACS and DFTA also spoke in favor of the application, describing their respective facilities in the building.

There were no other speakers, and the hearing was closed.

Following the hearing, the applicants submitted additional testimony describing the acquisition and leasing process, condition of the building, and scope of work items to be addressed by the landlord and tenant with respect to the lease. Additionally, the landlord's representative submitted additional testimony regarding the leasing and application process.

CONSIDERATION

The Commission believes that the acquisition of property located at 165-15 Archer Avenue (Block 10155, Lot 29) by the Administration for Children's Services (ACS), the Department for the Aging (DFTA), and the Department of Citywide Administrative Services (DCAS) is appropriate.

A day care center and senior center has operated from this site since 1973, providing much needed services to approximately 72 preschoolers and approximately 200 seniors daily in the Jamaica neighborhood of Queens Community District 12. The facility is well served by public transportation, being in close proximity to the E, J, Z, and nearby F subway lines as well as multiple bus lines that transport passengers to and from the Jamaica Center bus terminal. The Commission believes that the facility is well located to serve the growing residential community of Jamaica.

The Commission is aware that a number of day care and senior centers went through the lease renewal process 20 years ago, and that many of those facilities had issues regarding the physical condition and continued maintenance. As many of these facilities are now returning through the land use process for lease renewal, the Commission continues to be concerned about the physical condition and continued maintenance of the buildings, particularly as it relates to the safety of the children and adult users. The Commission is pleased to note that the Charles R. Drew Early Learning Center 3 and JSPOA Theodora Jackson Senior Center were visited by staff of the Administration for Children's Services (ACS) who confirmed that there are no signs of current neglect, but the Commission highlights the necessity to identify an oversight plan to provide routine maintenance and repairs to the building. The Commission is further pleased to be informed that the day care and senior center have an intergenerational component.

The Commission believes that the items to be addressed by the scope of work will improve building functionality and ensure safety and compliance with standards, creating an improved environment for those residents of the Jamaica neighborhood who take advantage of the programs offered at this facility. The Commission believes that the acquisition of this property will allow the existing day care and senior center to continue to provide much needed educational, recreational, social and nutritional programs for the children and elderly in this community.

RESOLUTION


RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, by the City Planning Commission pursuant to Section 197-c of the New York City Charter, that the acquisition of property located at 165-15 Archer Avenue (Block 10155, Lot 29), for continued use as a child care center and senior center, Borough of Queens, Community District 12, in an application submitted by the Administration for Children's Services (ACS), the

Department for the Aging (DFTA), and the Department of Citywide Administrative Services (DCAS), dated October 30, 2014, is approved.

The above resolution (C 150149 PQQ), duly adopted by the City Planning Commission on April 1, 2015 (Calendar No. 6), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

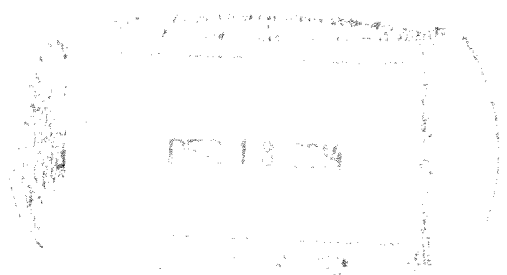
CARL WEISBROD, Chairman
KENNETH J. KNUCKLES, ESQ., Vice Chairman
RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, MICHELLE DE LA UZ, JOSEPH I. DOUEK,
RICHARD W. EADDY, CHERYL COHEN EFFRON, BOMEI JUNG,
ANNA HAYES LEVIN, ORLANDO MARIN, LARISA ORTIZ, Commissioners

 Community/Borough Board Recommendation Pursuant to the Uniform Land Use Review Procedure	
Application #: C150149PQQ	Applicant: Charles Drew ELC3/Theodora Jackson SCC Borough: Queens District: 12
Please use the above application number on all correspondence concerning this application	

SUBMISSION INSTRUCTIONS

- Complete this form and return to the Department of City Planning by one of the following options:
 - EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
 - MAIL:** Calendar Information Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
 - FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

IN THE MATTER OF an application submitted by the Administration for Children's Services, Department for the Aging, and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for the acquisition of property located at 165-15 Archer Avenue (Block 10155, lot 29) for continued use as a child care center and senior center.



Applicant(s) Administration for Children's Services 150 Williams Street NY NY 10038 Department for the Aging 2 Lafayette Street 7th floor NY NY 10007 Department of Citywide Administrative Services	Applicant's Representative Ana Colares 212-341-0922 Lee Boyes 212-602-4121 Randy Fong 212-386-0618
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Recommendation submitted by:
Community Board 12Q

Date of public hearing: **1/21/2015** Location: **Robert Ross Johnson Family Life Center, 172-17 Linden Blv**

Was a quorum present? YES NO A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members. **St. Albans, NY 11433**

Date of Vote: **1/21/2015** Location: **Robert Ross Johnson Family Ctr. 172-17 Linden Blvd., St. Albans, NY 11433**

RECOMMENDATION

<input checked="" type="checkbox"/> Approve	<input type="checkbox"/> Approve With Modifications/Conditions
<input type="checkbox"/> Disapprove	<input type="checkbox"/> Disapprove With Modifications/Conditions

Please attach any further explanation of the recommendation on additional sheets, as necessary.

Voting

For Favor: **36** Against: **0** Abstaining: **0** Total members appointed to the board: **36**

Name of CB/BB officer completing this form	File	Date
<i>Yvonne Reddick</i>		<i>1/22/2015</i>

Queens Borough President Recommendation

APPLICATION: ULURP #150149 PQQ

COMMUNITY BOARD: Q12

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by of an application submitted by the Administration for Children's Services (ACS), Department for the Aging and the Department of Citywide Administrative Services (DCAS), pursuant to Section 197(c) of the NYC Charter, for the acquisition (terms to be determined) of property for the continued provision of child-care and senior services on a site located at 165-15 Archer Avenue, Block 10155, Lot 29, Zoning Map 14d, Jamaica, Borough of Queens.

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, February 5, 2015, at 10:30 A.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter. The applicant made a presentation. There were no other speakers. The hearing was closed.

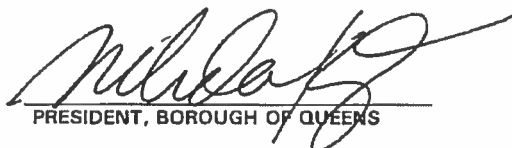
CONSIDERATION

Subsequent to a review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- o This application has been filed to renew a lease for the property to allow continued use of the site for the Charles R. Drew Early Learning Center 3 and the JSPOA Theodora Jackson Senior Center. Both of these community facilities has been operated on the site since the 1970s;
- o The proposed site is located in C6-2 District on a 24,628 sf lot in the Special Downtown Jamaica District and is developed with a 5-story 54,000 sf building. The early learning center occupies the second floor of the building and uses a rooftop play area. The senior center occupies the first floor of the building. The other parts of the building are occupied as an Administration for Childhood Services field office;
- o The Charles R. Drew Center has an enrollment of up to 72 preschoolers and operates 7 AM to 6 PM Monday through Friday. They offer meal service – breakfast, lunch and snack, supervised play time indoors and outdoors, music and age appropriate physical activity. Their educational programs include Nature Company, Leaps Smart and Jump Start. They have 16 professional, paraprofessional and support staff;
- o The JSPOA Theodora Jackson Senior Center has an enrollment of 2000 seniors and operates from 9 AM to 5 PM Monday to Friday. Seniors are provided with meal service – breakfast and lunch – approximately 200 served each day, activities – social, recreational and educational activities and other social services and application assistance;
- o Community Board 12 approved this application by a vote of thirty-six (36) in favor with none (0) against or abstaining at a public hearing held on January 21, 2015;
- o The applicants testified that the landlord has agreed to make building improvements to keep the facility in good maintenance and appearance.

RECOMMENDATION

Based on the above consideration, I hereby recommend approval of this application to allow the continued operation of the Charles R. Drew Early Learning Center 3 and the JSPOA Theodora Jackson Senior Center.



PRESIDENT, BOROUGH OF QUEENS



DATE